

BUCK TWP  
KENTON SD

00040

Hardin County, Ohio  
Michael T. Bacon, Auditor

04-120036.0000  
I23

RES  
2025

sale

Eff Rate:- 49.50 — 43.46 — 45.84 — 45.54 — a/r

2022	FAY RYAN E	2012-06-18			
2023	FAY RYAN E	2012-06-18			
2024	FAY RYAN E	2012-06-18			
2025	FAY RYAN E	2012-06-18	10030	.968A	
	12580 CR 175	LWD			
	KENTON OH 43326	\$73,500			

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	511	511	511	511	511
Acres	.9700	.9700	.9700	.9700	
Land100%	12600	15000	15000	15000	15000
Bldg100%	84230	94860	94860	94860	94870
Totl100%	96830t	109860t	109860t	109860t	109870t
Cauvl00%					
Tax Value:					
Land 35%	4410	5250	5250	5250	5250
Bldg 35%	29480	33200	33200	33200	33200
Totl 35%	33890t	38450t	38450t	38450t	38450t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	1549.60	1539.10	1630.68	1619.66	
Sp-Asmnt	21.71	21.71	33.63	33.63	

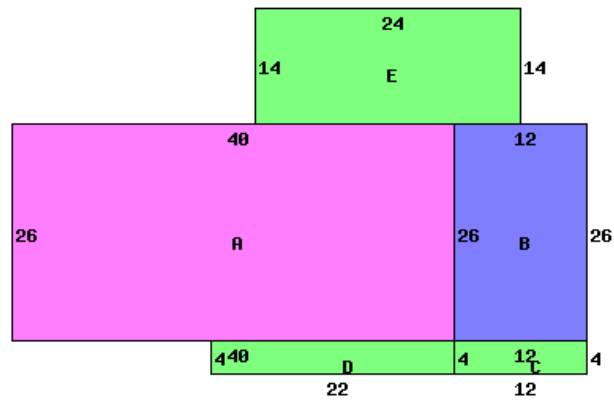
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE			
1	F/C	M		1040		a	*MAIN	
	F	G		312	7490	b	GRAGE	
	RFX	P		48	480	c	PORCH	
	OFF	P		88	2640	d	PORCH	
	PAT	P		336	1010	e	PORCH	

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
265	1	2012-06-18	FAY RYAN E	LWD	73500	10510	46000
32	1	2010-01-22	DOLL CHASE H	L1D	0	10490	61060
259	1	2009-08-31	SECRETARY OF HOUSING & UR	LWD *	0	10490	61060
150	1	2009-04-29	HUNTINGTON NATIONAL BANK	LSH *	35334	10490	61060
679	1	2003-11-17	MILLER WILLIAM J & SUZAN	LWD	85000	8000	53540
332	1	2001-07-09	WINGFIELD ROBERT & THOMA	1SD	55500	7340	48910

Year	Land	Bldg	Total	Net Tax
2021	4410	29480	33890	1555.28
2020	4410	29480	33890	1346.50

Project	ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY			
500 HARDIN COUNTY LANDFILL			
	XA/2025		
	XA/2025		

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12580 CR 175 43326

Occupancy	1 Single Family	*DWELLING COMPUTATIONS
Story Height	1	Sq-Ft Value
Floor Level	Main	FRAME 1040 104680
	Subtotal	104680
	Metal Roof	GABLE
Plaster/Drywall	X	Garages and Carports 7490
Floor/Carpet	X	Extra Features 5010
Number of Rooms	5	Total Value 117180
Bedrooms	3	
Central Heat	A	PUB ELECTRIC
ELECTRIC		PRIV WATER
Plumbing		PRIV SEWER
Standard	1	PUB PAVED ST/RD
		Topo: ROLLING
		Neighborhood:
		Code: 400
		Dwl/Gar/NC% 1.2500

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1 F/C	FtxFt	Area	Grade	Cond	Value	Dpr	Dpr
2 Garage	MT 0	15X24	360	C-	1973GD	105460	.30	92280
				D	1985FR	6910	.70	2590
homesite	acres/	effective	depth	actual	effective	extended	true	
	frontage	frontage	depth	rate	rate	value	value	
	.9700			15000	15000	15000	15000	